

A RESOLUTION

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY AFFORDABLE HOUSING PARTNERSHIP, INC. (DBA COLUMBIA RESIDENTIAL, LLC), TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT COLUMBIA AT MECHANICSVILLE APARTMENTS, A MULTI-FAMILY COMMUNITY TO BE LOCATED AT 500 MCDANIEL STREET, SW, ATLANTA; AND FOR OTHER PURPOSES.

WHEREAS, Affordable Housing Partnership, Inc (DBA Columbia Residential, LLC) is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Columbia at Mechanicsville Apartments, a 174-unit Multi-Family Housing community to be located at 500 McDaniel Street, SW, Atlanta; and

WHEREAS, a summary of said application is attached hereto as Exhibit A; and

WHEREAS, the site of the proposed Columbia at Mechanicsville, is located within census tract 044.00; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit – V has reviewed and endorsed the aforementioned application, and

WHEREAS, the City Council wishes to endorse the aforementioned application by the Affordable Housing Partnership, Inc (DBA Columbia Residential, LLC);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:

Section 1. The City Council hereby endorses the application by the Affordable Housing Partnership, Inc (DBA Columbia Residential, LLC), to the Georgia Department of Community Affairs for low-income housing tax credits to construct the proposed Columbia at Mechanicsville Apartments.

Exhibit A Project Description
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COLUMBIA AT MECHANICSVILLE APARTMENTS

Affordable Housing Partnership, Inc. (DBA Columbia Residential, LLC) proposes to construct for family housing, a mixed income, community with 174 units for families at 500 McDaniel Street, SW.

Street Address:	500 McDaniel Street, SW
Number of Units:	174
Number of Buildings:	3 buildings
Construction type:	New Construction
Unit Mix:	23 1BR @ 750 sq. ft 98 2BR @ 1,005 sq. ft 53 3BR @ 1,200 sq. ft
Income Mix:	48 Market Rate Units (no income restrictions) 64 units Affordable (at 60% of AMI or lower) 62 units Public Housing
Zoned:	SPI 18 – Subarea 4 (multi-family)
Common Ground Amenities:	Leasing Office/Clubhouse Community Room Cardiovascular Fitness Center Equipped Tot Lot Business Center with Internet connection Furnished patio with BBQ facility Community Laundry Facilities
Unit Amenities:	Washer/Dryer Hook ups Whirlpool Appliances (Dishwasher, Refrigerator, Stove) Trash Compactor Energy efficient central heat and air Sprinkler System in all Units
Construction Start Date:	June 2006